

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3503
TUESDAY, OCTOBER 23rd, 2007
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, John Garnjost, Rose Marie Grosso, Duane Hill, and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

Regular Meeting:

The Chairman, Mr. Duane Hill, opened the Regular Meeting at 6:00 PM.

Zoning Board Referrals:

ZB 207-49 Michael Molgano, Text change to modify building coverage standards in the R-10 and R-20 Districts by special exception.

Mr. Stein briefly described the application to the Board. Mr. Rick Redniss, consultant for the applicant, presented the application. Mr. Redniss explained the rationale behind the proposed text amendment. He compared the existing zoning for the R-7½, R-10, R-20, RA-1, RA-2, and RA-3 zones and highlighted the R-20 zone as “being out of proportion” in terms of FAR compared with the other zones. Mr. Redniss next introduced the proposed text amendment which would allow, by special exception, an increase in coverage for both the R-10 and R-20 zones. The Board followed with a series of questions. The Chairman, Mr. Hill, stated that a vote on the application would be deferred until next meeting.

ZB-207-45 William DeMartino, Special Exception to make a fee in lieu payment for 0.4 units of Required Below Market Rate housing.

Mr. Stein described the application as a requirement of being referred to the Board by the Zoning Board. Mrs. Jane Freeman, attorney for the applicant, further described the application.

Mr. Garnjost moved to recommend approval of application. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Public Hearing:

The Chairman, Mr. Duane Hill, opened the Public Hearing at 6:30 PM. The Secretary, Mrs. Rose Marie Grosso read the legal notice. Associate Planner, Mr. Todd Dumais, read the staff report for application MP-396.

MP-396 Stamford Housing Authority, to amend a portion of the Master Plan from Land Use Category Designated 15 Industrial--General to Land Use Category Designated 3-Residential Low Density Multifamily along a portion of the south side of Progress Drive (#58).

Mr. Rick Redniss, consultant for the applicant, presented the application to the Board. He began the presentation by describing the history and location of affordable Housing Authority projects. Next, Mr. Redniss oriented the Board using a copy of the Master

Plan Map, putting a special emphasis on the edges of Land Use Category 15, which is where 58 Progress Drive is located. He stated that this property is more valuable to the community as Land Use Category 3. Mr. Redniss next addressed each question raised in the Staff Report.

The Chairman, Mr. Hill, asked if there was anyone wishing to speak in favor, in opposition, or neither in favor or opposition of the application. There were no members of the public present wishing to speak in favor of the application or wishing to speak in opposition to the application. Mr. Mario Macilli, speaking neither in favor nor in opposition of the application, asked the Board to consider the 15' setback requirement when it comes before the Board as a new text amendment. He also noted that there is a need for small business office space in the area and hoped that this change would not negatively affect the existing neighboring space.

The Chairman, Mr. Hill, closed the public hearing on application MP-396 at 7:10 PM.

Capital Budget Presentations FY 2008/09-2015:

Health Department: Dr. Jonnie Lee, Health Director, presented the capital budget request. The Board followed with a short question and answer session.

Police Department: Chief Brent B. Larrabee presented the capital budget request. The Board followed with a short question and answer session.

Fire Department: Chief Robert McGrath and Assistant Chief Peter Brown presented the capital budget request. The Board followed with a short question and answer session.

Volunteer Fire Departments: Representatives from the Belltown Fire Department, the Glenbrook Fire Company, the Long Ridge Fire Company, the Springdale Fire Company, and the Turn of the River Fire Department presented their perspective capital budget requests. The Board followed with a short question and answer session.

Office of Public Safety, Health & Welfare: Mr. William Callion, Director of Public Safety, Health and Welfare, presented the capital budget request. The Board followed with a short question and answer session.

Old Business:

None

New Business:

Letter from Atty. Ron Gold requesting public hearing for Barcello subdivision at 217 Cedar heights Road: Mr. Stein noted the Board needed a 2/3 majority vote to add this item to the agenda. Mr. Garnjost moved to add the item to the agenda. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Mr. Stein described the request and the consensus of the Board was that there were no objections to holding a public hearing on the application.

Mr. Stein informed the Board that there were two meetings scheduled next week for the 30th and the 1st.

There being no further business or comments, the Chairman closed the meeting at 9:00 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.